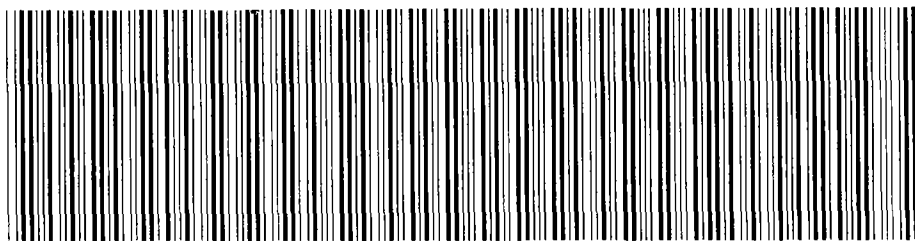


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2015111801404001

Document Date: 11-18-2015

Preparation Date: 11-20-2015

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 2

PRESENTER:

VIJAYGUPTA2@YAHOO.COM
89-24 VANDERVEER ST
QUEENS, NY 11427
718-740-0244
VIJAYGUPTA2@YAHOO.COM

RETURN TO:

VIJAY GUPTA
89-24 VANDERVEER ST
QUEENS, NY 11427
718-740-0244
vijaygupta2@yahoo.com

PROPERTY DATA

Borough

Block Lot

Unit Address

QUEENS

9851

34

Entire Lot

168-06 GOTHIC DRIVE

Property Type: 1-2 FAMILY DWELLING WITH ATTACHED GARAGE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

KULAMDAIVEL SUBRAMANIAN
168-06 GOTHIC DRIVE
QUEENS, NY 11432



FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

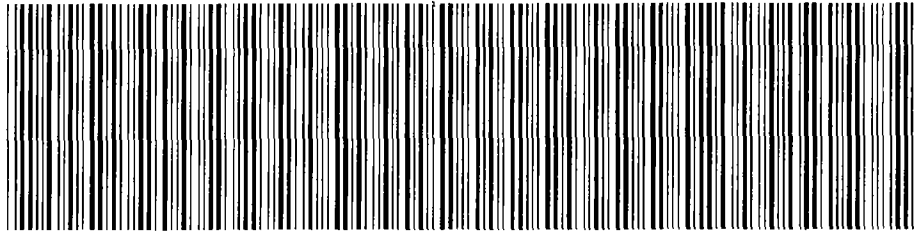
\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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Borough	Block	Lot	PROPERTY DATA
			Unit Address
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Property Type: 1-2 FAMILY DWELLING WITH ATTACHED GARAGE			

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KULAMDAIVEL SUBRAMANIAN
168-06 GOTHIC DRIVE
QUEENS, NY 11432

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\$ 0.00



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 11-30-2015 11:08

City Register File No.(CRFN):

2015000422183

Ganette McMill

City Register Official Signature

RESTRICTIVE DECLARATION



Declaration, made this 18th day of November 2015 by acting individually and as Owner Subramanian Kulandaivel of 168-06 Gothic Drive Queens NY 11432, hereafter referred to as the "Declarant", having and residence at: 168-06 Gothic Drive Queens New York 11432.

WHEREAS, the Declarant is the fee owner of certain property in the City of New York, Borough of Queens Designated as Tax Lot 34 in Block 9851 on the Tax Map of the City of New York, more particularly described by a metes and bounds description set forth in Schedule "A" annexed hereto and by this reference made part hereof.

WHEREAS, Declarant has petitioned the New York City Department of Buildings(the "Department of Buildings") to act upon and to authorize construction of a three piece bathroom in the cellar and 1st floor of two family dwelling located on parcel A(the "subject premises") to be used as accessory spaces not for dwelling purposes to the provisions of New York city Zoning Resolution ("ZR") Section 12-10 (definition, "Floor Area"), and the provisions of Building Bulletin 2011-010-Technical, issued on April 14, 2011.

WHEREAS, the Department of Buildings , pursuant to Building Bulletin 2011-010, has required Declaration to excuse and file this restrictive declaration prior to acting upon the Application and prior to the issuance of a Letter of Completion.

NOW, THEREFORE, in consideration of the issuance by the Department of Buildings of a building permit for the Subject Premises, Declaration does hereby declare, create, impose and establish the following:

1. The Declarant uses and occupies the cellar and 1st floor at the subject premises that is an accessory use listed in and accessory to Use Group 2 of the New York City Zoning Resolution:
2. The Subject Premises will be occupied and maintained as two – Family dwelling:
3. The declarant states that the cellar of this family dwelling shall not be used for living and sleeping, cooking, separate rental or any illegal residential conversion;
4. The creation or maintenance of three- fixture bathroom in the cellar and first floor of the subject premises in connection with illegal residential conversion shall subject the owner of the building to violations and fines pursuant to section AC28-210. of the Administrative Code;

5. The declaration has established or provided the following conditions of the cellar or the subject premises in order to comply with the requirement set forth in Building Bulletin 2011-010:
 - A. The cellar is open without partitions except enclosures for:
 - a. A boiler room
 - b. A bath room
 - B. The cellar is connected via an unenclosed stair to the residence above except for a door at the top of the stair;
 - C. The cellar has direct access to the outdoors via stairs and an operable door;
 - D. The cellar is equipped with smoke and carbon monoxide detectors;
 - E. The cellar does not contain any other fixtures; however; laundry(slop)sinks, washers, gas dryers and related piping shall be permitted;
 - F. The boiler room shall be enclosed with one- hour fire-rated terminated without the prior written consent of the department of Building;
 - G. The first floor has two car garage, three piece bathroom and accessory use and will be used in conjunction with the first floor.
6. This declaration shall not be modified, amended or terminated without prior written consent of the NYC Department of Buildings;
7. The covenant set forth herein shall run with the land and be binding upon and insure to the benefits of the parties hereto and respective heirs, legal representatives, successors, assigns;.
8. Failure to comply with the terms of this declaration may result in revocation of the building permit or Letter of completion;
9. This declarant shall be recorded at the city registrar's (County Clerk's) office against all effected parcels of land and in any deed for the conveyance thereof;

IN WITNESS WHEREOF, Declarant has made and executed the foregoing Restrictive

Declaration as of the date herein above written:

K Subramanian

Declarant

By:

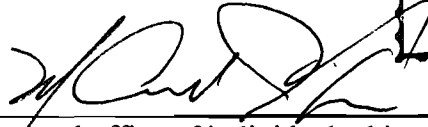
State of New York, County of Queens

ss

On the 18th day of November 18, 2015 before me, the undersigned, personally appeared Subramanian Kulandaivel Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in

his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

Notary Public



(Signature and office of individual taking
Acknowledgment.

SEAL